

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Thomas O'Neill
4 Bridgecourt Office Park
Walkinstown Avenue
Dublin 12

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0846	Date of Decision: 24-Jun-2021
Register Reference: SD21B/0263	Registration Date: 10-May-2021

Applicant: Yuejiao Long & Dazhi She

Development: Part single and part two storey rear extension and single storey side extension; extended front porch; extension of attic room with new front and rear gable walls with roof lights and windows; single storey rear garden building for ancillary use of the dwelling; widen front drive and pillars with ancillary site works.

Location: 21, Ballyroan Heights, Dublin 16

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 10-May-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. There are concerns in relation to the width of the proposed vehicular access given the presence of a street tree and in relation to traffic and pedestrian safety. The applicant is requested to submit the following:
 - (a) Revised plans showing a maximum width of 3m for the access.
 - (b) A site layout plan showing the presence of the street tree in relation to the application site.
 - (c) Elevations showing the proposed heights of the pillars and boundary walls.
 - (d) Details of any gates proposed. The applicant is advised that gates should not open outwards onto the public domain.

2. There are concerns regarding the lack of information in relation to surface water. The applicant is requested to submit the following:
 - (1) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (2) A revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to the surface water drainage network.
 - (3) Details of water butts as part of Sustainable Drainage Systems (SuDS) Features for the proposed development.
3. There are concerns regarding the lack of information in relation to water supply and foul water. The applicant is requested to submit drawings in plan outlining the existing and proposed water supply layout and wastewater drainage layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>).

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21B/0263

Date: 24-Jun-2021

Yours faithfully,



for **Senior Planner**